



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of June 24, 2008**

SUPPLEMENTAL REPORT

DATE: June 24, 2008

- SUBJECTS:** A. GP-316-08-1 General Land Use Plan Amendment to modify Note 20 to designate additional development density to the Monument View Site Plan Application (SP #400) site area within the “North Tract Special Planning District” which is an area generally bordered by Shirley Highway Interstate 395 on the West, the George Washington Memorial Parkway on the North and East, and the southern edge of 10th Street South.
- B. Z-2528-06-1 REZONING: MR Boundary Channel, LLC/Monument Realty, LLC, rezoning from “M-2” Service Industrial Districts to “C-O-1.5” Commercial Office Building, Hotel and Apartment Districts; 320 S. 6th St., 608 S. Ball St., 901 S. Clark St., portions of S. Clark St., and Jefferson Davis Hwy. (RPC # part 34-024-345, 34-025-001, -003, -004, -005)
- C. SP #400 SITE PLAN: MR Boundary Channel, LLC/Monument Realty, LLC, an application to approve approx. 352 dwelling units, approx. 3,512 sq ft retail, approx. 323,229 sq ft office, with modification of use regulations for exclusion of density for mechanical closets, storage, parking, loading; 320 S. 6th St., 608 S. Ball St., 901 S. Clark St., portions of S. Clark St., (RPC # part of 34-024-345, 34-025-001, -003, -004, -005)

County Manager: _____

County Attorney: _____

Staff: Rich Dooley, DCPHD, Planning Division
Robert Gibson, DES, Division of Transportation

PLA-4992 Supp

DISCUSSION:

Staff and the applicant have continued to work on the Old Jefferson Davis Highway office building façade in order to help activate the street. Staff recommends approval of the updated Condition 82 below, revised from what was previously shown in the County Manager’s report dated June 17, 2008.

Revised Condition:

82. Old Jefferson Davis Highway office building façade treatment

The developer agrees to submit for the façade plan review (Condition #33) updated facades for the Old Jefferson Davis Highway facade of the office building that reflect innovative architecture to help activate Old Jefferson Davis Highway. The developer agrees to coordinate with Historic Preservation staff to locate the appropriate photographs, graphics, and maps and to finalize the text for the display. The developer further agrees to make the following changes to the Old Jefferson Davis Highway facade of the office building:

- a. Remove the planters;
- b. Provide floor-to-ceiling glass (with or without muntin/mullion configuration to match the rest of structure);
- c. Place film on the glass to create an artistic display that will require minimal maintenance and upkeep, similar to the perspectives (attached) presented to the County Board on June 24, 2008; and
- d. Provide an updated elevation that clarifies the internal/expressed column on the southernmost bay of the OJD façade.

The developer further agrees to obtain the approval of the County Manager of the façade treatment as being consistent with the County Board approval before the issuance of the office building’s Final Building Permit.